

Plot of Land No. 2 (greenfield)

Kemerovskaya Oblast, Tayga



Vacant industrial **land**, ha:

6-10

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Not demarcated. Demarcation of the land plot for cadastral purposes is possible only for account of potential investors.
2.	Location	Kemerovskaya Oblast, Tayga
3.	Location description	Taiga, south-eastern part of the city (to the south of Muslimovsky Park)
4.	Land use category	Residential area
5.	Site in brief	Undeveloped land; moderate vegetation; smooth and flat relief. Ravine slopes are smooth, rather flat and grass-covered.
6.	Type of ownership (private, public, public-private)	Municipal entity "Tayginsky Municipal District"; no encumbrances
7.	Management company or similar (MC)	Architecture and Urban Planning Department of Tayginsky Municipal District Administration
8.	MC Address (postal, electronic, web-site)	652401, Russia, Kemerovskaya Oblast, Tayga, ul. 40 let Oktiabria, 23

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Aleksei V. Kondratiev Head of Architecture and Urban Planning Department, Tayginsky Municipal District Administration tel: 8 38448 2-26-99 e-mail: KondratievAV@adm-tayga.su
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Brickmaking, clay-based construction materials
12.	Industry specialization	Production of other non-metallic mineral products

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	61 km to Anzhero-Sudzhensk	61
2.	Distance to the regional centre	101 km to Kemerovo	101
3.	Distance to Moscow	3565 km	3565
4.	Distance to the nearest highway	M53 Baikal – 79 km	79 km
5.	Any road connecting the Site with the nearest highway: distance and road condition	Yes. Dark-colored pavement, partially gravel road; some dangerous zones with steep descent and sharp curves. The road goes across wooded area.	79
6.	Any motor roads across the Site (yes/no)	Yes	Yes
7.	Any connections to railways (yes/no)	No	No
8.	Any offloading rail terminal facilities (yes/no)	No	No
9.	Distance to the nearest international airport	101 km to Kemerovo airport named after Aleksei Leonov	
10.	Distance to the nearest river port	259 km to Tomsk river port	259
11.	Distance to the nearest sea port	1670 km to Dudinsky sea port, Krasnoyarsky Krai	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	6-10	6-10
2.	Vacant plots of industrial land (ha)	6-10	6-10
<i>Utilities</i>			
3.	Availability of utilities (yes/no/comments). Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system - water supply network - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)	Kuzbasskaya Grid Company LLC within the city boundaries – 1 km from the site. Teploservis OJSC – 1.6 km Vodoservice LLC – 1.7 km	Technical specifications will be available upon receipt of the investment passport
<i>Workforce</i>			
4.	Transport service between the Site and the settlements	Yes	Yes

5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	1.1	1.1
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.6	0.6
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes	Yes
8.	Shops (yes/no, proximity)	Yes, 3.5 km	Yes, 3.5 km
9.	Housing for the Site staff (yes/no, proximity)	Yes, 3.5 km	Yes, 3.5 km
10	Hotels for the Site staff (yes/no, proximity)	Yes, 3.5 km	Yes, 3.5 km

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Resolution by Tayga Mayor dd. 02.12.2010 No. 839 "On Approving a Long-term Targeted Program on SME Development in Tayginsky Municipal District" for 2009-2013	<i>1 year</i>

No preferences in terms of operating costs